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| <p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Mark E. Carrillo, Esq. (SBN 217535) Law Offices of Mark E. Carrillo 7268 Shepard Mesa Road Carpinteria, CA 93013 Tel: (310) 922-1895 Fax: (310) 933-1635 mecesquire@gmail.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Mokhim Rasooli, debtor-in-possession</p> | | <p>FOR COURT USE ONLY</p> | |
| <p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION</p> | | | |
| <p>In re:</p> <p>MOKHIM RASOOLI, Debtor and Debtor-in-Possession</p> <p>Debtor(s).</p> | | <p>CASE NO.: 1:20-bk-11205-DS CHAPTER: 11</p> <p>(AMENDED) NOTICE OF SALE OF ESTATE PROPERTY</p> | |

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| Sale Date: 12/08/2020 | Time: 11:30 am |
| Location: Courtroom 1639, 255 E. Temple Street, Los Angeles, CA 90012 (via zoomgov, per COVID protocols) | |

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 11/24/2020

Description of property to be sold: Three (3) single-family, real properties to be sold;
1: 7421 McLennan Avenue, Van Nuys, CA, Assessor's Parcel Number: 2226-029-0160 ("7421 McLennan");
2: 7429 McLennan Avenue, Van Nuys, CA, Assessor's Parcel Number: 2226-029-015; ("7429 McLennan") and,
3: 7435 McLennan Avenue, Van Nuys, CA, Assessor's Parcel Number: 2226-029-014 ("7435 McLennan")

Terms and conditions of sale:

(1) entry of an order from the Bankruptcy Court approving the sale (1) free and clear of all liens; (2) property sold in "AS-IS" "WHERE IS" condition; (3) subject to overbid; (4) on terms further detailed in the purchase agreements attached to Exhibits "A," "B," and "C" attached to the Motion. More specific information of the proposed sales is available in the Motion, which is available from Debtor's counsel at the contact information above left hand corner

Proposed sale price: (7421 McLennan: \$870,000.00)(7429 McLennan: \$880,000.00)(7435 McLennan: \$890,000.00)

Overbid procedure (if any): DEADLINE FOR OVERBIDS IS: **DECEMBER 3, 2020**

SEE ATTACHED ORDER OF THE COURT SETTING OVERBID REQUIREMENTS AND PROCEDURES

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

December 8, 2020

11:30 a.m.

Courtroom 1639, 255 E. Temple Street, Los Angeles, CA 90012*

*Pursuant to COVID19/Coronavirus concerns, notice is hereby given that, the sale hearing before Judge Deborah J. Saltzman will be via ZoomGov, information available via Judge's calendar notes for the hearing date at:

<http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/default.aspx> .

For more information on appearing before Judge Saltzman by ZoomGov, please see the

information entitled "Tips for a Successful ZoomGov Court Experience" on the Court's website

at: <https://www.cacb.uscourts.gov/judges/honorable-deborah-j-saltzman> under the tab "Telephonic Instructions"

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

To Real Estate Broker: Seven Star Properties, Inc.

Attention: Mamdouh Elalami

4225 Valley Fair Street #101

Simi Valley, CA 93063

Office 805-583-5855; Fax 805-583-5836; Email: mamdouhelalami@gmail.com or admin@sevenstarproperties.com; or,

To Debtor's Counsel:

Mark E. Carrillo, Esq. (SBN 217535)

7268 Shepard Mesa Road

Carpinteria, CA 93013

Tel: (310) 922-1895; Fax: (310) 933-1635; Email: mecesquire@gmail.com

Date: 11/24/2020

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Attorney for Debtor and Debtor-In-Possession



CHANGES MADE BY COURT
UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SAN FERNANDO VALLEY DIVISION

In re
MOKHIM RASOOLI,
Debtor and Debtor-In-Possession.

Case No. 1:20-bk-11205-DS
Chapter 11

**ORDER GRANTING MOTION FOR
ORDER ESTABLISHING
PROCEDURES FOR THE SALE OF
REAL PROPERTY OF THE ESTATE**

Hearing:

Date: November 18, 2020
Time: 11:30 a.m.
Place: Courtroom 1639
255 E. Temple Street
Los Angeles, California 90012

A hearing was held at the above time and place on the "Motion for Order Establishing Procedures for the Sale of Real Property of the Estate" (the "Motion," Docket No. 66) filed by debtor Mokhim Rasooli (the "Debtor"). Appearances were noted on the record. The court having considered the Motion, the record in this case, and the arguments of counsel at the hearing, and for the reasons stated on the record at the hearing,

IT IS HEREBY ORDERED that the Motion is granted, and the proposed sale procedures are approved as modified and set forth below with respect to proposed auction and sale of the following real properties: (1) 7421 McLennan Ave., Van Nuys,

1 CA (APN 2226-029-016); (2) 7429 McLennan Ave., Van Nuys, CA (APN 2226-029-
2 015); (3) and 7435 McLennan Ave, Van Nuys, CA (APN 2226-029-014) (each a
3 “Property,” and together the “Properties”):

4 1. Any person or entity not a Buyer (*i.e.*, a purchaser in the original
5 Purchase Agreement¹) who is interested in purchasing a Property (“Bidders”) must submit to the Debtor’s proposed bankruptcy counsel (“Counsel”) or the
6 Debtor’s proposed real estate broker, Seven Star Properties, Inc. (“Seven Star
7 Properties”), an initial bid, in writing, in conformance with the requirements
8 set forth below (“Overbid”) such that any overbid is actually received no later
9 than 11:59 p.m. on the third business day prior to the Auction (the “Bid
10 Deadline”). Based on the amended notice (Docket No. 65) filed by the Debtor
11 with respect to its “Motion for Order Authorizing Sale of Real Property: (A)
12 Outside the Ordinary Course of Business; (B) Free and Clear of Liens, Claims,
13 and Encumbrances; (C) Subject to Overbid; and (D) for Determination of Good
14 Faith Purchaser Under 11 U.S.C. § 363(m)” (the “Sale Motion,” Docket No. 56),
15 any auction (the “Auction”) to take place pursuant to this order and a hearing
16 on the Sale Motion will be held on December 8, 2020 at 11:30 a.m. Therefore,
17 the Bid Deadline is December 3, 2020 at 11:59 p.m.

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19 2. The hearing on the Sale Motion and any Auction held pursuant to this
20 order will be conducted remotely via Zoom for Government. The information
21 for connecting via Zoom for Government will be provided on the court’s
22 tentative ruling/posted calendar for the hearing date.

23 3. Any person or entity that submits a conforming Overbid that is
24 delivered and received before the Bid Deadline by Counsel or Seven Star
25 Properties will be deemed a “Qualified Bidder” and may bid for the respective
26 Property at the Auction. Unless otherwise permitted by the court, any person

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¹ Capitalized terms not defined herein are used as defined in the Motion.

zor entity that fails to submit a timely, conforming bid will be disqualified from bidding for the Properties.

4. Subject to the rights of a Bidder or party-in-interest to raise issue with the court, the Debtor will have sole authority to determine whether a party is a Qualified Bidder.

5. Any Overbid must remain open until the conclusion of the Auction.

6. Any Overbid must provide for a minimum purchase price at least \$10,000.00 *greater* than the current offer in the Buyer's Purchase Agreement to Purchase the Property.

7. Any Overbid must be for no less than the entire fee title interest in the respective Property, "as is," "where is," and must not be subject to due diligence contingencies, or other contingencies or conditions beyond those in the respective Purchase Agreement and not waived by the Buyer for the Property.

8. Any Overbid must be accompanied by a deposit of \$25,000.00 in certified funds, which funds will be nonrefundable if the bid is determined by the court to be the highest and best bid for the Property (the "Best Bid"), and proof satisfactory to the Debtor that such bidder has sufficient funds to complete the sale.

9. Any Overbid must be made by a person or entity who has completed its due diligence review of the Property and is satisfied with the results.

10. Any Overbid must be accompanied by a signed offer and agreement to purchase in form and substance substantially similar to the Purchase Agreement submitted by the original prospective Buyer, together with an underscored comparison copy indicating differences.

11. If Debtor receives a timely, conforming overbid for the Property, the court will conduct an auction of such Property, in which all Qualified Bidders may participate. The Auction will be governed by the following procedures:

1 a. All Qualified Bidders will be deemed to have consented to the core
2 jurisdiction of the court and to have waived any right to jury trial in
3 connection with any disputes relating to the Auction or the sale of the
4 Property;

5 b. Bidding will commence at the highest Qualified Bid over the
6 respective buyer's initial bid in the respective Purchase Agreement;

7 c. The minimum bidding increment during the Auction will be
8 \$1,000; and

9 d. The court will determine which of the bids is the Best Bid (the
10 "Successful Bidder")


11 12. If the Successful Bidder is not the original bidder of record, the Debtor
12 will reimburse the original Buyer up to \$1,000 in costs incurred, with the
13 reimbursable expenses limited to appraisal fees, physical inspection fees, and
14 termite inspection fees.

15 13. The Successful Bidder must pay, at the closing, all amounts reflected in
16 the Best Bid and such other consideration as agreed upon.

17 IT IS FURTHER ORDERED that the Debtor must file an amended notice of
18 sale including the terms of this order no later than November 24, 2020.

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24 Date: November 20, 2020

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26 Deborah J. Saltzman
27 United States Bankruptcy Judge
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PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

7268 Shepard Mesa Road, Carpinteria, CA 93013

A true and correct copy of the foregoing document entitled: **AMENDED NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 11/24/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

russell.clementson@usdoj.gov (attorney for US Trustee) UST:

ustregion16.wh.ecf@usdoj.gov

mitnicklaw@gmail.com (counsel for KAR Properties, Inc. req. for special notice)

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 11/24/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Hon. Deborah J. Salzman, US Bankruptcy Court, 255 E. Temple Street, Room 1634, Los Angeles, CA 90012

☒ Service information continued on attached page

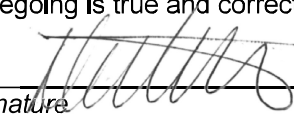
3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 11/24/2020, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

11/24/2020
Date

Mark E. Carrillo
Printed Name


Signature

CONTINUATION OF SERVICE LIST

ATTACHMENT TO PROOF OF SERVICE

Bank of America
P.O Box 15102
Wilmington, DE 19886-5102
Email: card_bankruptcy_poc@bankofamerica.com

CITIBANK
PO BOX 790034
ST LOUIS, MO 63179-0034
Email: bankruptcydm@mcmcg.com

Home Depot Credit Services
P.O. Box 78011
Phoenix, AZ 85062
Email: bankruptcydm@mcmcg.com

Wells Fargo Bank
MAC F8235-040
P.O. Box 5129
Sioux Falls, SD 57117-5129
Email: wffbankruptcy@wellsfargo.com

Midland Credit Management, Inc.
PO Box 2037
Warren, MI 48090-2037
Email: bankruptcydm@mcmcg.com

Western Fidelity Trustees,
1222 Crenshaw Blvd. #B,
Torrance, CA 90501-2496
FAX: 310 212 5587
Email: wfttrustees@cs.com

Uatesoni Felila
C/O Jessenya Hernandez
8746 Tobias Avenue, Apt 17
Panaroma City, CA 91402
Email: jyhernandez@dir.ca.gov

Labor Commissioner, State of California
6150 Van Nuys Blvd., Room 206
Van Nuys, CA 91401
Email: jyhernandez@dir.ca.gov

Air Breeze Air Conditioning & Heating
17739 Welby Way
Reseda, CA 91335
Email: abreeze7@yahoo.com

Naulu Construction
c/o Joseph A. Cardella, Esq.
28241 Crown Valley Parkway, Suite F-286
Laguna Nigel, CA 92677
Counsel for Naulu Construction
Email: cardellalaw@gmail.com

E&M Constructors
15981 Yarnell St., #198
Sylmar, CA 91342
Emconstructors@yahoo.com

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101-7346
E-mail: donnie.r.sample@irs.gov

Franchise Tax Board
Bankruptcy Section MS: A-340
P. O. Box 2952
Sacramento, CA 95812-2952
FAX: (916) 845-9799

L.A. County Tax Collector,
Bankruptcy Unit
P.O. Box 54110
Los Angeles, CA 90051-0110
Email: bankruptcy@ttc.lacounty.org

Zohrab Tofanyan
C/O Martin Alvandi,
Markarian Realty Group
2946 Honolulu Ave.
Glendale, CA 91214
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Angel and Claire Rosa
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Nourmand & Associates
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Darlene Augustin
C/O Tammy Elbaum -
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23925 Park Sorrento
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Mamdouh Elalami
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